

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32b Fiddes Street, Moorabbin Vic 3189

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$1,300,000

Property Type Townhouse

Suburb Moorabbin

Period - From 09/08/2022

to

08/08/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	22A Elizabeth St BENTLEIGH EAST 3165	\$1,400,000	25/03/2023
2	86a Bulli St MOORABBIN 3189	\$1,391,000	18/02/2023
3	25b Rica St MOORABBIN 3189	\$1,300,000	16/02/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/08/2023 15:44



4 3 2

**Property Type:** Townhouse  
**Land Size:** 302 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median Townhouse Price**  
09/08/2022 - 08/08/2023: \$1,300,000

## Comparable Properties



**22A Elizabeth St BENTLEIGH EAST 3165 (REI/VG)**

**Agent Comments**

5 3 1

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 25/03/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 306 sqm approx



**86a Bulli St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,391,000  
**Method:** Auction Sale  
**Date:** 18/02/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 320 sqm approx



**25b Rica St MOORABBIN 3189 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 16/02/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 293 sqm approx